004.A	0003	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	730,700	/	730,700
USE VALUE:	730,700	/	730,700
ASSESSED:	730,700	/	730,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109	-111	MILTON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	KOVACS JASON R
Owner 2:	ZANGARI AMANDA M
Owner 3:	
Street 1:	109 MILTON ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BEAGAN ANDREA LYNN -
Owner 2:	-
Street 1:	109 MILTON ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 2332 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	727,400	3,300		730,700
Total Card	0.000	727,400	3,300		730,700
Total Parcel	0.000	727,400	3,300		730,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.34 | /Parcel: 313.34

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	310099
GIS Ref	
GIS Ref	
Insp Date	05/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 004.A-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	727,400	3300	.		730,700		Year end	12/23/2021
2021	102	FV	705,300	3300	.		708,600		Year End Roll	12/10/2020
2020	102	FV	694,200	3300	.		697,500	697,500	Year End Roll	12/18/2019
2019	102	FV	616,500	3300	.		619,800	619,800	Year End Roll	1/3/2019
2018	102	FV	543,200	3300	.		546,500	546,500	Year End Roll	12/20/2017
2017	102	FV	493,700	3300	.		497,000	497,000	Year End Roll	1/3/2017
2016	102	FV	493,700	3300	.		497,000	497,000	Year End	1/4/2016
2015	102	FV	421,200	3300	.		424,500	424,500	Year End Roll	12/11/2014

!15601!

PRINT

Date	Time
12/30/21	21:02:05

LAST REV

Date	Time
08/11/20	08:26:21
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15601

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEAGAN ANDREA L	74696-536	2	5/18/2020		781,000	No	No		
BEAGAN ANDREA L	62147-310		7/1/2013	Convenience	99	No	No		PATRICK W BEAGAN D.O.D. 6/24/17 BK 70421 PG 6
BEAGAN PATRICK	56861-272		5/16/2011	Convenience	99	No	No		
BEAGAN PATRICK,	56816-483		5/4/2011	Convenience	99	No	No		
NICHOLAS MICHAE	50733-372		2/15/2008		425,000	No	No		

USER DEFINED

Prior Id # 1:	3999
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
5/15/2018	Measured	DGM	D Mann
1/5/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8005																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.10025728
Const Adj.:	0.98000199
Adj $ / SQ:	328.868
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.08000004
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	893613
Depreciation:	166212
Depreciated Total:	727401

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	355.18
Special Features:	0	Val/Su Net:	311.92
Final Total:	727400	Val/Su SzAd	311.92

SKETCH

UnSketched SubAreas:
GLA: 2332,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,332	328.870	766,919

Net Sketched Area:	2,332	Total:	766,919

Size Ad	2332	Gross Area	2332	FinArea	2332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.A-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1926	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300